

**Department of Housing and
Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: County of Alameda

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Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:

MAR 05 2012

**REPORT TO THE
ALAMEDA COUNTY BOARD OF SUPERVISORS
2011 GENERAL PLAN ANNUAL PROGRESS REPORT**

PURPOSE OF REPORT

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities 2007-2009. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

BACKGROUND

According to the Governor's Office of Planning and Research, OPR does not require submission of a detailed progress report while a jurisdiction is in the process of comprehensively updating its general plan. In 2011, the County was preparing several amendments to its General Plan including an update to the Castro Valley General Plan, and a Community Climate Action Plan. In this case, OPR requests that the County provide a brief letter indicating that the comprehensive update is in progress with a brief description of the scope of work and an anticipated completion date. This report is intended to fulfill this requirement.

GENERAL PLAN STATUS

The Alameda County Planning Department serves the unincorporated area of Alameda County, an area of roughly 443 square miles. During the early 2000s, a review of the General Plan was commenced that led to the preparation of a multi-year work program to significantly redesign and update the General Plan by revising the underlying Area Plans which generally cover the western portion of unincorporated Alameda County and are not affected by the East County Area Plan as amended by Measure D, 2002. Measure D was a ballot initiative approved by the voters of Alameda County in 2000 that significantly revised the East County Area Plan and imposed an Urban Growth Boundary in Eastern Alameda County.

The Department is currently in the process of updating the Alameda County General Plan in compliance with Government Code Sections 65300.7, 65301 and 65302. This multi-year planning effort is intended to reflect changing demographics, growth, and infrastructure conditions in the County. It includes a review of critical policy areas, and preparation of associated environmental reports in compliance with California Environmental Quality Act (CEQA) requirements.

The unincorporated area is a highly diverse and complex planning environment, necessitating a creative approach to planning. Consequently, the General Plan has several components to address the diverse needs of county residents and to address the full range of urban, suburban and rural land use issues facing the County. One way the General Plan will address complex

countywide issues is to encourage infill development in existing urban areas near existing transportation infrastructure via the County's Density Bonus Ordinance and Density Variable Zoning District. By promoting infill development the County wishes to protect open space, by reducing the impacts of sprawl, and to reduce Greenhouse gas emissions by single occupant vehicles.

The following sections describe the County's progress on updating its General Plan:

Housing Element Update (2009-2014)

The Board of Supervisors adopted a comprehensive revision to the Housing Element on March 30, 2010. The adopted element was sent to the State Department of Housing and Community Development (State HCD) for review and certification; however, State HCD would not certify the document pending several revisions. On February 17, 2011, the County was notified that the proposed revisions to the Housing Element were sufficient to comply with housing element law. Based upon that notification, an amendment to the Housing Element was approved by the Board on April 12, 2011, and was transmitted to State HCD for certification. Certification from State HCD was received on April 29, 2011.

Eden Area General Plan

On March 30, 2010 the Eden Area General Plan was adopted by the Board of Supervisors. All Plan documents can be viewed at <http://www.acgov.org/cda/planning/generalplans/index.htm>. Implementation of the Plan will commence in 2012.

Castro Valley Area General Plan

Throughout 2011 staff continued to develop an update to the Castro Valley Area Plan. Several meetings were held in 2010 and 2011, and it is expected that the document will be approved by the Board of Supervisors in 2012. All Plan documents can be viewed at <http://www.acgov.org/cda/planning/landuseprojects/index.htm>.

Community Climate Action Plan

The Community Climate Action Plan (CAP) is a proposed amendment to the County's General Plan that will address the County's goals to reduce greenhouse gas emissions and vehicle miles traveled in accordance with Assembly Bill 32 and Senate Bill 375. Since August 2009, County staff and consultants have been working to draft this document for the unincorporated areas of Alameda County. These communities include Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, San Lorenzo, Sunol, and Rural East County, a draft of the plan was released in 2010. Adoption of the plan occurred in June of 2011. Staff is now in the process of preparing the CEQA document for the CAP, and the Board of Supervisors will be asked to certify the final CEQA document and amend the General Plan to incorporate the CAP in 2012.

Countywide Elements of the General Plan

The Department will revise the remainder of the following elements: Recreation, Open Space and Agriculture; Noise and Safety. All State-required components of a general plan will either be included in these elements or adopted by reference.

Revisions to Specific Plans

In 2009, the County began a community engagement process for the South Livermore Valley Area Plan (SLVAP). The South Livermore Valley is the largest wine-growing region in Alameda County. The South Livermore Valley Area Plan was adopted in 1993 to promote growth of the wine industry and to ensure the orderly development of the area. As the area's wine industry has matured, the need to review existing policies, to plan for future growth and address issues has become paramount. The revision of the SLVAP was in process throughout 2011.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element contains a broad array of programs with specific time frames for implementation. Many programs are implemented by other agencies; therefore, the actual program work may vary from the original target completion dates. Attachment A summarizes the County's housing program implementation for the 2011 time period.

HOUSING ELEMENT REPORTING REQUIREMENTS

Reporting Overview

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's housing element guidelines in reporting the County's progress toward meeting regional housing needs.

The Association of Bay Area Governments (ABAG) has determined that total housing construction need for the unincorporated area of Alameda County is 2,167 housing units for the current planning period of 2007-2014, an annual average of 310 units. This level of construction is deemed necessary by the State to meet both the housing needs of projected growth during the period, and to make up for current housing deficiencies of existing residents. This housing need is further segmented into four broad income categories: Very-low income (536 units), low income (340 units), moderate income (400 units), and above-moderate income (891 units).

From January 1, 2011 to December 31, 2011, the Department of Public Works (DPW), Building Inspections Division (BID) permitted or conducted final inspections for 50 dwelling units. A summary of residential building permits issued during that time period is included as Attachment B. These units have the following income distribution: 3 low income units, 45 moderate income units, and 2 above moderate income units.

Table 1 identifies the housing units for which permits were issued or were otherwise completed from January 1, 2011 through December 31, 2011, as compared to the unincorporated County's share of regional housing needs by income level for the Housing Element period. According to the table, the number of additional dwelling units needed during the remaining period January 1, 2012 – December 31, 2014 is 1,387, or roughly 64 percent of the RHNA allocation.

Table 1- Units Completed/Permitted by Affordability Level 2007-2011

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences				5	2
Two – Four Unit Buildings					
Affordable Housing					
Multifamily (5 or more units)				40	
Second Units/Mobilehomes			3		
Substantial Rehabilitation					
RHNA Credits, 2011	50		3	45	2
RHNA Credits, 2007-2010	730	221	254	100	155
Total RHNA Credits, 2007-2011	780	221	257	145	157
RHNA	2,167	536	340	400	891
Remaining RHNA	1,387	315	83	255	734

Source: ABAG, *Regional Housing Needs Assessment, 2007*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units assumed to be constructed during the period January 1, 2011-December 31, 2011. Income categories based on a household of four members and the area median income, which is annually revised by the U.S. Dept. of Housing and Urban Development.

Moderate Income Determination

Sales data from the Alameda County Assessor’s office for the period of January 1, 2011 through December 31, 2011 indicates that the median price of a new residential dwelling in the urban unincorporated areas¹ is \$376,500. A home with a \$376,500 price may be affordable to moderate income household (up to 120% of the area median income) of four earning \$110,760.² A housing expense is generally considered affordable when less than 30 percent of a household’s gross income is used for housing.³ Contained within Attachment C are the income limits calculated annually by the Department of Housing and Urban Development (HUD). These income limits are also used by the County to determine housing affordability. The mortgage for a \$376,500 home financed over 30 years at 5 percent interest with a down payment of 10% would cost \$1,819.02 per month.⁴ On average property taxes, private mortgage insurance, homeowner’s insurance, and maintenance adds approximately one-fourth of the mortgage expense, which in this case would add \$454.76 to the total housing expense. So the total housing cost could be estimated at \$2,273.78. For a household of four earning \$110,760 a year, 30 percent of their gross monthly income would be \$2,769.00, thus a median priced home would be affordable to a moderate income household.

The median sale price appears to have been affected by the number of foreclosures of existing and newly constructed homes. More than half of the new homes (4 out of 6, or 66%) sold for \$385,000 or less than a price that could be considered affordable to a moderate income household. The previous annual report for 2010 stated that the median sales price in the urban

1 Any dwelling whose effective date of construction was 2008-2010

2 Income data is from HUD for the Oakland-Fremont Metropolitan Area (2011).

3 This definition of affordable housing was provided in the California Department of Housing and Community Development publication, *Building Blocks for Effective Housing Elements: Housing Needs-Overpayments and Overcrowding*.

4 Staff used a mortgage calculator available at Yahoo.com

unincorporated areas was \$356,000. When compared to the median price of a new home in 2011, a new home would be expected to sell for 5.8% (or \$20,500) more. The County has chosen to use this analysis as the basis for its estimates of the affordability of dwelling units within the unincorporated area. Based upon this analysis and information obtained from the Building Inspection Division, staff has concluded that forty-five of the recently permitted dwellings/units would be considered affordable to a moderate income household.

Affordable Housing Developments

The Alameda County Housing and Community Development Department and the Redevelopment Agency both provide financial support to affordable housing developments within the unincorporated areas. In 2011, no new commitments of funding for new large multi-family apartment projects were made.

Second Unit/ Mobilehome Construction

Three secondary units or mobile homes were permitted or constructed during this time period. Due to their costs to develop, and small size relative to other types of projects, staff has determined that these projects may be affordable to lower income households. Although it is not required that these units be rented, these secondary units are similar in size to studio or one bedroom apartments. Current market rent for studio and one bedroom apartments in the area are \$1,000 or less.⁵ In addition, mobilehomes have long served as a source of affordable housing particularly for those in the agricultural community. These units are also likely to be affordable to low income households.

Substantial Rehabilitation, Conversion, and Preservation of Affordable Housing Stock

The Alameda County Housing and Community Development Department (County HCD) and the Redevelopment Agency (RDA) both provide financial support to affordable housing developments within the unincorporated areas. In 2011, no new commitments of funding for large preservation or rehabilitation projects were made. However, through the Neighborhood Stabilization Program administered by County HCD, ten single family homes have been purchased, rehabilitated and sold to households at 110% of AMI. These homes were blighted and foreclosed upon, and have been returned to the market. In addition, funding from the Redevelopment Agency provided support for the Single Family Rehab; Curb Appeal; Accessibility Improvement; and the Emergency Minor Home Repair programs.

SUMMARY

The annual report provides information on the status of the County's General Plan and progress toward its implementation. This report also complies with the requirements of State law regarding the preparation and submission of General Plan annual reports. The Planning Department will keep you informed in the upcoming months of the County's progress in implementing the major programs discussed in this report.

Enclosures:

Attachment A: 2011 Housing Programs Progress Report

Attachment B: 2011 Building Data

Attachment C: 2011 HUD Income Limits

⁵ craigslist.org, April 26, 2011

ATTACHMENT A- 2011 HOUSING PROGRAMS PROGRESS REPORT

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. (Government Code Section 65583.)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Provide Adequate Sites</i>				
Residential Sites Inventory	<ul style="list-style-type: none"> Continue to provide adequate sites to accommodate the County's RHNA of 2,167 units. 	2009-2014	CDA-Planning	Revised as a part of the Housing Element Update. Please refer to Appendix A of the Adopted Housing Element.
Web Based Zoning and Planning Information	<ul style="list-style-type: none"> Provide a centralized, accessible, web based zoning and planning data 	2010	CDA-Planning	In process. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD 	2009-2014	CDA-Planning	This document satisfies the requirement.
<i>Assist in the Development of Affordable Housing</i>				
Inclusionary Zoning Ordinance	<ul style="list-style-type: none"> Investigate the feasibility of an Inclusionary Zoning Ordinance. Recommend parameters of an inclusionary Zoning Ordinance 	2011	CDA-Planning	In June 2008, The Alameda County Community Development Agency executed a contract with Vernazza Wolfe and Associates to develop an inclusionary zoning study. This project was halted due to the Recession and resulting reduction in housing production. Several court decisions (such as <i>Palmer/Sixth Street Properties v. City of Los Angeles</i>) have brought into question the legality of Inclusionary Zoning ordinances in California. As a result, the County believes that such an Ordinance is infeasible barring action at the State level. No further action will be taken with respect to this item.

ATTACHMENT A- 2011 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Density Bonus Program	<ul style="list-style-type: none"> Revise Chapter 17.56 of the Municipal Code Create brochures and other materials necessary to promote the County's Density Bonus Program to developers. 	2010	CDA-Planning	In 2011, the County began a review of Section 17.56 (Density Bonus) of the County Zoning Ordinance to ensure continued compliance with State law. Amendments are expected in 2012.
Secondary Units	<ul style="list-style-type: none"> Promote the Secondary Unit Program to increase public awareness 	Ongoing	CDA-Planning	Staff continues to provide technical assistance to the public. In 2011, the County reviewed the Zoning Ordinance to ensure consistency with State law. Staff will determine if any changes are needed.
EveryOne Home	<ul style="list-style-type: none"> Prevent homelessness and other housing crises. Increase housing opportunities for the plan's target populations. 	Through 2020	Behavioral Health Care Services (BHCS); CDA-Department of Housing and Community Development (HCD);Public Health Department-Office of AIDS Administration (PHD-OAA); Social Services Agency (SSA); and the Continuum of Care (CoC)	Participating agencies meet regularly to coordinate efforts.
HIV/AIDS Housing and Services	<ul style="list-style-type: none"> Address the housing and needs of low income people with HIV/AIDS and their families. 	Ongoing	CDA-HCD and the PHD-OAA	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.

ATTACHMENT A - 2011 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
First Time Homebuyer Resources	<ul style="list-style-type: none"> • Provide resources for first time homebuyers 	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	<ul style="list-style-type: none"> • Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas. 	Ongoing	CDA-HCD	101 Mortgage Credit Certificates were issued by CDA-HCD in 2011.
Section 8 Housing Programs	<ul style="list-style-type: none"> • Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period. 	Ongoing	Housing Authority of the County of Alameda (HACA)	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program (FSS)	<ul style="list-style-type: none"> • Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period. 	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Affordable Housing Development	<ul style="list-style-type: none"> • Identify and complete between four to six new affordable housing projects during the planning period 	Ongoing	CDA-HCD and the Alameda County Redevelopment Agency (RDA)	The Alameda County Housing and Community Development Department and the Redevelopment Agency both provide financial support to affordable housing developments within the unincorporated areas. In 2011, no new commitments of funding for large multi-family apartment projects were made.
Address Governmental Constraints				
Ordinance Review Committee	<ul style="list-style-type: none"> • Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. • Ensure that County regulations do not unnecessarily constrain housing development 	Ongoing	CDA-Planning	The Ordinance Review Advisory Committee (ORAC) did not formally meet in 2011 since ORAC staff and many of the committee members are on the Design Guidelines Taskforce. The Ordinance Review Advisory Committee will reconvene in 2012.

ATTACHMENT A- 2011 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Design Guidelines	<ul style="list-style-type: none"> Establish design review guidelines for new construction and redevelopment projects in the County. 	2010	CDA-Planning	The Design Guidelines project was initiated in 2008. The project is ongoing and final recommendations are expected in 2012.
<i>Conserve and Improve Existing Affordable Housing Stock</i>				
Minor Home Repair	<ul style="list-style-type: none"> Assist 290 lower income households over the planning period. 	Ongoing	CDA-NPS, HCD and RDA	15 projects were completed in 2011.
Accessibility Grants	<ul style="list-style-type: none"> Assist 17 households over the planning period. 	Ongoing	CDA-Neighborhood Preservation and Sustainability (NPS), HCD and RDA	1 project was completed in 2011.
Curb Appeal/Paint Grants	<ul style="list-style-type: none"> Assist 116 lower income households over the planning period. 	Ongoing	CDA-NPS, HCD and RDA	5 projects were completed in 2011.
Rehabilitation Loans	<ul style="list-style-type: none"> Assist 56 homeowners during the planning period 	Ongoing	CDA-NPS, HCD and RDA	6 projects were completed in 2011.
Foreclosure Prevention	<ul style="list-style-type: none"> Provide up to date information about avoiding and dealing with foreclosure. 	Ongoing	CDA-HCD	HCD continues to provide links on their website to foreclosure prevention resources.
Graffiti Abatement	<ul style="list-style-type: none"> Provide removal of graffiti from commercial, residential, and public properties. 	Ongoing	RDA	In 2011, the Redevelopment Agency partnered with the Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout all the Redevelopment Project Areas. The program provided free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drove a regular route to proactively remove graffiti and identify additional locations for removal.

ATTACHMENT A- 2011 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Neighborhood Stabilization Program (NSP)	<ul style="list-style-type: none"> • Purchase and rehabilitate 25 foreclosed properties during the planning period. 	2009-2014	CDA-HCD	Through the Neighborhood Stabilization Program, ten single family homes have been purchased, rehabilitated and sold to households at 110% of AMI in 2011. These homes were blighted and foreclosed upon, and have been returned to the market.
Lead Based Paint Program	<ul style="list-style-type: none"> • Prevent childhood lead poisoning and other health-related environmental problems 	Ongoing	ACLPPP	ACLPPP continues to provide assistance to property owners, tenants, and contractors on lead poisoning prevention.
Code Enforcement	<ul style="list-style-type: none"> • Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations . 	Ongoing	CDA-Planning, Code Enforcement Division	The Code Enforcement Division investigates complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances. In 2011 they investigated 2,054 cases.
<i>Preserve Affordable Housing at Risk of Conversion</i>				
Preservation of At Risk Housing	<ul style="list-style-type: none"> • Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion • Pursue funding from private, State and Federal programs to assist in preserving at risk housing 	Ongoing	CDA-HCD and RDA	Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation.
Condominium Conversion	<ul style="list-style-type: none"> • Continue to enforce the Condominium Conversion Guidelines 	Ongoing	CDA-Planning, Public Works Agency (PWA) - Development Services	There were no Condominium Conversions approved in 2011. Applications are pending in 2012.

ATTACHMENT A- 2011 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Promote Equal Housing Opportunities</i>				
Fair Housing Services	<ul style="list-style-type: none"> Reduce housing discrimination through the provision of fair housing and landlord/tenant services 	Ongoing	CDA-HCD	HCD continues to provide funding to support fair housing counseling and mediation services. 86 people received 159 units of service in 2011.
<i>Environmental Sustainability</i>				
Green Building Ordinance	<ul style="list-style-type: none"> Adopt and enact a Green Building Ordinance 	2009	CDA-Planning	The Ordinance was adopted by the Board of Supervisors in 2009.
Climate Action Team/Action Plan	<ul style="list-style-type: none"> Develop a climate action plan in 2010 Convene countywide events to discuss and disseminate information about the causes of climate change and strategies to reverse its affects 	Ongoing	Alameda County CDA, General Services Agency (GSA), Public Works Agency (PWA), and Stopwaste.org	The County adopted the Community Climate Action Plan in 2011.
StopWaste.org	<ul style="list-style-type: none"> Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction 	Ongoing	StopWaste.org	Stopwaste.org is active in efforts to reduce waste throughout the County.
Mixed Use and Transit Oriented Developments	<ul style="list-style-type: none"> Develop programs to promote mixed use and transit oriented developments Investigate incentives to support mixed use and transit oriented developments 	Adopt Plans in 2009; program development 2010	CDA-Planning	In process. The Eden Area Plan was approved in March 2010; staff is currently working on implementing the Plan. The Castro Valley Plan is moving towards adoption.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										
1	2	3	4			5a	6			8
			Very Low-Income	Low-Income	Moderate-Income		Above Moderate-Income	Assistance Programs for Each Development	Deed Restricted Units	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter D=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Deed Restricted Units		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
BLD2010-01275	MH	O		1		1				
BLD2010-02207	SU	O		1		1				
BLD2011-00613	SU	O		1		1				
(9) Total of Moderate and Above Moderate from Table A3				▶	45	2	47			
(10) Total by income Table A/A3				▶	3	45	2	50		
(11) Total Extremely Low-Income Units*										

* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**
(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1/1/2011 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	5		40			45	5
No. of Units Permitted for Above Moderate	2					2	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2007 - 2011									Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	199	22								221	315
	Restricted Non-deed restricted											
Low	Deed	151	85								236	83
	Restricted Non-deed restricted	8	3	3	4	3					21	
Moderate	Deed											255
	Restricted Non-deed restricted	64	15	20	1	45					145	
Above Moderate		98	36	14	7	2					157	734
Total RHNA by COG. Enter allocation number.		520	161	37	12	50					780	1,387
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ATTACHMENT C

FY 2011 Income Limit Area	Median Income	FY 2011 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Oakland- Fremont, CA HUD Metro FMR Area	\$92,300	Extremely Low (30% AMI)	\$19,400	\$22,200	\$24,950	\$27,700	\$29,950	\$32,150	\$34,350	\$36,600
		Very Low (50% AMI)	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
		Low (80% AMI)	\$46,050	\$52,600	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
		Median (100% AMI)	\$64,700	\$73,900	\$83,100	\$92,300	\$99,700	\$107,100	\$114,500	\$121,900
		Moderate (120% AMI)	\$77,640	\$88,680	\$99,720	\$110,760	\$119,640	\$128,520	\$137,400	\$146,280

Source: HUD User Data

